



**Address:** [7703 STEVEDORE ST](#)  
**City:** ARLINGTON  
**Georeference:** 45259J-4-23  
**Subdivision:** WATERFRONT @ ENCHANTED BAY-ARL  
**Neighborhood Code:** 1L060D

**Latitude:** 32.6712370252  
**Longitude:** -97.2280720563  
**TAD Map:** 2078-364  
**MAPSCO:** TAR-093R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WATERFRONT @ ENCHANTED  
BAY-ARL Block 4 Lot 23

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTION SOLUTION (00224)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07350759

**Site Name:** WATERFRONT @ ENCHANTED BAY-ARL-4-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,153

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,837

**Land Acres<sup>\*</sup>:** 0.1339

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

PINERO-PEREZ LEONARDO

**Primary Owner Address:**

4813 BOB WILLS DR  
KELLER, TX 76244

**Deed Date:** 7/31/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219169866](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLOWERS KRISTINA	7/6/2015	<a href="#">D215148158</a>		
FLOWERS KRISTINA	7/6/2015	<a href="#">D215148158</a>		
MCLAUGHLIN D F JR;MCLAUGHLIN LISA D	8/21/2001	00151170000175	0015117	0000175
GRAND HOMES 98 LP	4/3/2001	00148220000042	0014822	0000042
LAKE ARLINGTON VENTURE LLC	1/1/1999	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$346,424	\$65,000	\$411,424	\$411,424
2024	\$346,424	\$65,000	\$411,424	\$411,424
2023	\$369,488	\$65,000	\$434,488	\$434,488
2022	\$293,599	\$65,000	\$358,599	\$358,599
2021	\$208,000	\$60,000	\$268,000	\$268,000
2020	\$213,096	\$60,000	\$273,096	\$273,096

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.